

PB# 87-49

**Steele (Sub.)
(Never Materialized)**

4-1-61.2

STEELE - SUBDIVISION 87-49

STEELE ROAD

Never Materialized

9085

555, Union Avenue
New Windsor, N. Y. 12550

Received of

555, Union Avenue
New Windsor, N. Y. 12550

Received of Laird Steele \$ 25.00

July 1 19 81

For

DISTRIBUTION

FUND	CODE	AMOUNT
Check #	25	2
	1644	

Williamson Law Book Co., Rochester, N. Y. 14209

By

By Pauline J. Townsend
Town Clerk
Title

ESSELTE

MADE IN U.S.A.

NO. 753 1/3

BI

10/21/00	1644
Title	

Williamson Law Book Co., Rochester, N. Y. 14609

Town Clerk

Oxford[®]

ESSELTE

MADE IN U.S.A.

NO. 753 1/3

BI

PB ENG

Fire

Sewer

Hys

Hwy

TOWN OF NEW WINDSOR PLANNING BOARD
TRACKING SHEET

87-49

PROJECT NAME: Steele Subdivision

PROJECT NO. : 87-49

TYPE OF PROJECT: Subdivision ☒ Site Plan _____
Lot Line Change _____ Other (Describe) _____

TOWN DEPARTMENT REVIEWS:

	Date App'd	Date Not App'd	Not Required
Planning Board Engineer	_____	_____	_____
Highway	_____	_____	_____
Bu. Fire Prev.	_____	<u>July 21, 1987</u>	_____
Sewer	_____	_____	_____
Water	<input checked="" type="checkbox"/>	_____	_____
Flood	_____	_____	_____

OUTSIDE DEPT./AGENCY REVIEWS:

DOT	_____	_____	_____
DEC	_____	_____	_____
O/C PLANNING	_____	_____	_____
O/C HEALTH	_____	_____	_____
NYSDOH	_____	_____	_____
OTHER (SPECIFY)	_____	_____	_____

SEQR: Lead Agency Action _____
Determination _____
EAF Short NO Long _____ Submitted _____ Accepted _____
Proxy: Filed NO Representative _____

PUBLIC HEARING: Held (DATE) _____ Waived* _____
Other _____
(* Minor Subdivision and Site Plans only.)

TIME SEQUENCING:
(SUBDIVISIONS)

Sketch Plan Date	_____	+ 30 days = Action Date	_____
Preliminary P/H Date	_____	+ 45 days = Action Date	_____
Preliminary App'l Date	_____	+ 6 months = Final Resub. Date	_____
Final Plan Date	_____	+ 45 days = Final App'l Date	_____

TIME SEQUENCING:
(SITE PLANS)

Presubmission Conf. Date	_____	+ 6 months = Submittal Date	_____
First Meeting Date	_____	+ 90 days = Final App'l Date	_____



**McGOEY and HAUSER
CONSULTING ENGINEERS P.C.**

45 QUASSAICK AVE. (ROUTE 9W)
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640
PORT JERVIS (914) 856-5600

**RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
Associates**

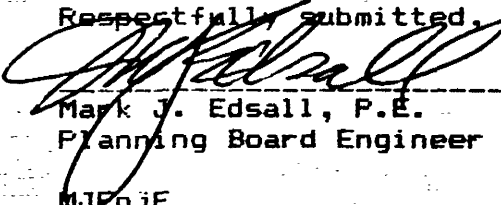
Licensed in New York,
New Jersey and Pennsylvania

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

PROJECT NAME: Steele Minor Subdivision
PROJECT LOCATION: Steele Road
NW#: 87-49
28 October 1987

1. The Applicant has submitted a Plan for a subdivision of a 2.23 +/- acre parcel into two (2) lots.
2. The Board should note that this proposed subdivision is a further subdivision of Lot 4 from a subdivision filed on 28 January 1986. Since this subdivision would result in the creation of a fifth lot within a three (3) year period, a review by the Orange County Department of Health will be required per the New York State Realty Subdivision Laws.
3. The Plan should include a Bulk Table for required and proposed data.
4. The Plan should include additional information as required based on the Checklist included with the Town of New Windsor Submittal Package.
5. It is questioned whether proposed Parcel II will have the required street frontage. A variance in the regard may be required.
6. Once a complete plan has been submitted, a review will be made and additional comments provided.
7. Availability of sewer and water facilities should be verified on the Plan.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer

MJE:JE

Stewart Glen: We are the attorneys for Mrs. Steele the plans have been submitted by Mr. Eustance. We have just become privy to the engineer's report and apparently there are further things required before we go forward here at the Planning Board, one of which is apparently is the application for a variance and if that is so then I request that you provide us with a memo sending us to the ZBA.

Mr. Van Leeuwen: The 1.7 acres number two has a 30 foot frontage.

Mr. Glen: The 30 foot easement you see is the actual way to the premises has been always been and is used as the only access to the premises.

Mr. Scheible: What is she doing here?

Mr. Glen: This is the lot which is to be subdivided by adding this line to create two lots. These are already approved lots here. And I believe there is public sewer. Mrs. Steele lives here and plans to continue to live here.

Mr. Scheible: This is a sub-standard lot we are trying to create here. The .52 acres there is no water you have to have water and sewage, both to have half acre lot.

Mr. Mc Carville: You have sewer here.

Mr. Scheible: But no water. So it is 3/4 of an acre.

Mr. Glen: So something like 34,000 plus square feet of area.

Mr. Van Leeuwen: When was this last subdivided?

Mr. Glen: It was subdivided as set forth in note in '86.

Mr. Van Leeuwen: At that time she got a three lot subdivision. She has to wait three years before another one.

Mr. Ronen: She doesn't have to wait but it is considered a major subdivision.

Mr. Scheible: If this map is to scale if it is to scale correctly look at lot

number 1 in comparison to parcel number 2.

Mr. Van Leeuwen: If you get a minor subdivision you have to wait three years before you get another minor subdivision. If we can go ahead and do this and this was done in '86 aren't we being unfair to a lot of other people we are making them wait.

Mr. Glen: Is that part of the Town ordinance?

Mr. Van Leeuwen: It is a planning board rule.

Mr. Scheible: I cannot overlook a substandard lot.

Mr. Mc Carville: I don't see as a board how you can enforce it.

Mr. Glen: In the Town of Newburgh it says after 9 months it says you can come after nine months and apply for another subdivision.

Mr. Mc Carville: If Mrs. Steele came here with a five lot subdivision that I think this Board would have waived the public hearing.

Mr. Edsall: The first pertinent fact no matter where the lot line is between proposed 1 and 2 if you propose subdivision you have to go to the County so you have to decide if you want to go to County Health Department if you want to avoid it you have to wait for the three year period to expire. Second point is if you do create the subdivision notwithstanding the fact that the drive does come out to Steele in the 30 foot section, once you create the subdivision you need to have a variance for the road frontage for proposed parcel 2. If you want to go ahead you'd have to get a variance for the lot beyond that it is just a matter of deciding what you want to do.

Mr. Glen: Is there any reason why those can't run concurrently?

Mr. Edsall: I can't see why you can't solve a number of things concurrently.

Mr. Glen: Plus our client may decide to go ahead if you are telling me you are not going to approve for three years it wouldn't make much sense to go through the expense if that is the answer if we can pursue those and obtain those approvals where will we stand at that point is the question. She will have to know to know whether to engage the engineers to go forward.

Mr. Mc Carville: By January '89 you will be there.

Mr. Edsall: We have completed the engineering report and there has been a public hearing for creation of an extension to the consolidated district, the proceeding in that regard has stopped because the City of New York has restricted the Town of New Windsor from creating any additional districts until such time that the entire district is defined so yes we are proceeding but the City of New York is involved so that has made our work much more difficult.

Mr. Scheible: Where is the district?

Mr. Edsall: A district that includes the entire Town of New Windsor.

Mr. Van Leeuwen: I suggest you take a poll of the Board and see how they feel

about the three years.

Mr. Glen: If we obtain the variance and if we have the approval of the County Health Department as we have been told that we much do and if it is necessary to move the line to create more area and parcel one and we do that do we go forward or what?

Mr. Scheible: I will poll the Board and see what their feelings are on the three year program.

Mr. Jones: If we go along with what we adopted before I don't feel like changing. I will go by the three years.

Mr. Van Leeuwen: I think you know my feeling I have adhered to it myself.

Mr. Mc Carville: I say that is not the law I understand the need but I have only been on the Board two years you have been living with the decision for a lot of years I wouldn't live with it I don't see how it is enforceable or protected. So I would waive it.

Mr. Lander: It is not a Town ordinance.

Mr. Schiefer: I would waive it if he meets all the other requirements. However if it is going to take a year to get through County Health and you have to wait a year and it becomes legal why push it.

Mr. Scheible: I would make a decision on what else does Mrs. Steele still own up here, does she have any more property she'd like to further subdivide? I don't want here to come in here next year again.

Mr. Glen: I don't know the full answer to my knowledge it is subject to my checking, I think that is the answer that is it. If that is important to you we can confirm that. She's sold everyting else by now.

Mr. Scheible: So what I am saying is that I would waive it at that point.

Mr. Van Leeuwen: What we'd like the Town to do is straighten out Mc Nary Lane, Mrs. Steele got the Town to put the road in she finally got the Town to put the road in. I think we should go up there and take a look at it.

Mr. Glen: So you are suggesting we don't proceed on any of these items until you have a chance to review.

Mr. Scheible: You would be waived according to the poll on the three year period all right but you have to enlarge that size of the lot.

Mr. Schiefer: And get County Health.

Mr. Glen: Is there a decision we can take to the ZBA?

Mr. Van Leeuwen: I'd like to look at it first before we do that.

Mr. Glen: Thank you.

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, NY 12550

(This is a two-sided form)

Date Received _____
Meeting Date _____
Public Hearing _____
Action Date _____
Fees Paid _____

APPLICATION FOR SITE PLAN, LOT-LINE CHANGE
OR SUBDIVISION PLAN APPROVAL

1. Name of Project Subdivision - Steele property (2 lots)
2. Name of Applicant Lois M. Steele Phone 562-6307
Address 37 Steele Rd. Newburgh N.Y. 12550
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record Same Phone Same
Address Same
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan Peter Hustis Phone 831-0100
Address 33 Henry St. Beacon N.Y.
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney Geo. Stradler, Jr. Phone 561-8000
Address 388 Broadway Newburgh N.Y. 12550
(Street No. & Name) (Post Office) (State) (Zip)
6. Location: On the West side of Steele Rd.
apx 1300 feet east.
of Rte. 207
(Street) (Direction)
7. Acreage of Parcel 2.23 8. Zoning District R 3
9. Tax Map Designation: Section 1 Block _____ Lot 4 ?
- 7 10. This application is for _____
11. Has the Zoning Board of Appeals granted any variance or a special permit concerning this property? No

If so, list Case No. and Name _____

12. List all contiguous holdings in the same ownership

Section _____ Block _____ Lot(s) _____

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT

(Completion required ONLY if applicable)

COUNTY OF ORANGE

SS.:

STATE OF NEW YORK

LOIS M. STEELE being duly sworn, deposes and says that she resides at 37 Steele Rd., New Windsor, NY 12550 in the County of Orange and State of New York and that she is (the owner in fee) of Steele-Away Acres (Official Title)

of the Corporation which is the Owner in fee of the premises described in the foregoing application and that he has authorized Michael Babcock to make the foregoing application for Special Use Approval as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

7th day of July 198 7

Patricia E. O'Brien
Notary Public

PATRICIA E. O'BRIEN
Notary Public, State of New York
Residing in County of Orange
No. 4541496
Commission Expires Feb. 28, 1990

Lois M. Steele
(Owner's Signature)

Lois M. Steele
(Applicant's Signature)

(Title)

REV. 3-87

87-49

BUILDING INSPECTOR, P.B. ENGINEER,
~~WATER~~ SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by
Peter R. Hustis. LL for the building or subdivision of
Lois M. Steele has been
reviewed by me and is approved ☒
~~disapproved~~ _____.

~~If disapproved, please list reason.~~

There is no town water available in this
area -

HIGHWAY SUPERINTENDENT

Steve D. Divo
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

87-49

BUREAU OF FIRE PREVENTION

SITE PLAN APPROVAL

Louis M. Steele, Section III

The aforementioned site plan or map was reviewed by the Bureau of Fire Prevention at a meeting held on 21 July 1987.

 The site plan or map was approved by the Bureau of Fire Prevention.

☒ The site plan or map was disapproved by the Bureau of Fire Prevention for the following reason(s).

Roadway width to be 34 foot paved area

SIGNED:

Richard Holaday
CHAIRMAN



STEELE ROAD

33' WIDE RIGHT-OF-WAY
KNOWN AS MACNARY LANE

"WOODWIND" FILED MAP NO. 2864
FILED SEPT. 26, 1972

LOT NO. 25 LOT NO. 24

N/F
MACNARY
LIBER 1929/CP431

PARCEL II
AREA = 1.71 ± ACRES

PARCEL I
AREA = 0.52 ± ACRE
(22,675 ± SQ. FT.)

LOT NO. 1*

LOT NO. 2*

LOT NO. 3*

N/F
GERACI
LIBER 1631/CP709

STEELE ROAD

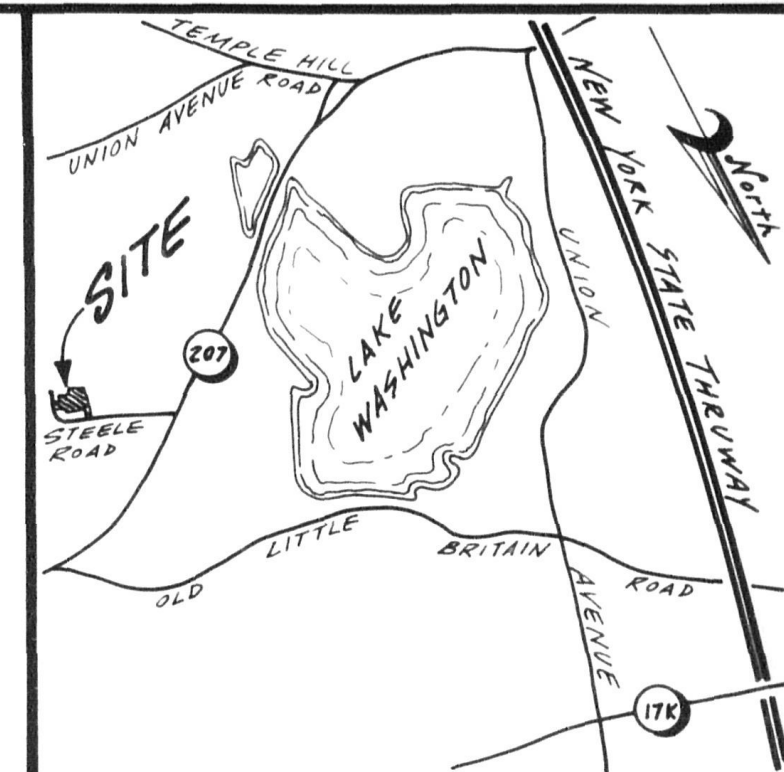
TAX MAP DESIGNATION:
PART OF SECTION 4, BLOCK 1, LOT 61.2.

CERTIFICATION:
I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS
PREPARED BY ME, AND WAS MADE FROM AN ACTUAL
SURVEY COMPLETED BY ME IN MAY OF 1987.

PETER R. HUSTIS, L.L.S.

33 HENRY STREET • BEACON • NEW YORK
P.O. BOX 5311 • NEWBURGH • NEW YORK

LICENSE NO. 49209



LOCATION MAP SCALE: 1" = 2000'

NOTES:

- 1) TOTAL AREA = 2.23 ± ACRES.
- * 2) THESE LOT NUMBERS REFER TO A FILED MAP ENTITLED "SUBDIVISION OF LANDS OF LOIS M. STEELE, SECTION II", FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON JAN. 28, 1986, AS MAP NO. 7439. THE PARCEL OF LAND BEING SUBDIVIDED HERE WAS FORMERLY LOT NO. 4 ON SAID FILED MAP NO. 7439.

<p>LEGEND</p> <p>— STONE WALL</p> <p>— ADJOINING PROPERTY LINE</p> <p>— WIRE FENCE</p> <p>— UTILITY POLE</p>	<p>REVISED:</p>	<p>PRELIMINARY SUBDIVISION OF</p> <p>LANDS OF LOIS M. STEELE, SECTION III</p> <p>TOWN OF NEW WINDSOR SCALE: 1" = 40'</p> <p>ORANGE COUNTY, N.Y. JUNE 16, 1987</p>	<p>PETER R. HUSTIS, L.L.S.</p> <p>33 HENRY STREET • BEACON • NEW YORK P.O. BOX 5311 • NEWBURGH • NEW YORK</p> <p>LICENSE NO. 49209</p>
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83-042B